

Dec. # 4522

MEMORANDUM

December 6, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN COYLE, DIRECTOR
SUBJECT: BOARD OF APPEALS REFERRALS: Hearings December 4, 1984

Recommendations on thirteen zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

<u>Referral</u>	<u>Approval</u>	<u>Recommendation</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Routine minor deviations	3			
Minor dwelling unit increases	3			1
Major new housing; conversions				1
Roof-top additions			1	
Parking; gas stations; repair garages	4			

We recommend deferral of decision on 2 cases.

Z-7346: 1608 River Street, Hyde Park. Change occupancy from mill to 66 apartments. Structure is one of the oldest mills in the country, if not the oldest. Developer must meet with Authority and Environment staffs re potential danger from location in flood plain zone area, Mass. Historical Commission position on landmark designation, addition of floors, and developer's financial program.

Z-7357-58: 8-10 Isabella Street, Boston. Change two lodging houses to two five-unit apartment structures and two additions. Developer has not yet met with community. Issues are city-wide reduction in number of lodging houses and roof additions to historical buildings. Local non-profit group had been negotiating with owner to convert property to an SRO (single room occupancy).

We recommend approval of 4 gas station cases.

Z-7341: 1927-35 Beacon Street, Brighton. Increase gasoline storage capacity from 18,000 to 24,000 gallons and replace obsolete steel storage tanks with modern, safer fiberglass tanks. Proviso that station comply with Board of Appeal gas station guidelines.

Z-7343: 1650 Commonwealth Avenue, Brighton. Increase gasoline storage capacity from 20,000 to 26,000 gallons. Petition is part of appellant's program to improve underground storage by installing new and safer fiberglass tanks. Proviso that facility comply with Board of Appeal gas station guidelines.

LA1/HH/112984

Z-7342: 148 Chestnut Hill Avenue, Brighton. Increase gasoline storage capacity from 19,295 to 33,295 gallons. Replace existing steel tanks with modern fiberglass tanks. Proviso that facility comply with Board of Appeal guidelines for gas service stations.

Z-7336: 394-398 Chelsea Street, East Boston. Improvement of gas service station. New storage tanks, kiosk, islands, paving. No abutter response. Proviso compliance with Board of Appeal guidelines for gas service stations and limit hours to 10:00 p.m.

We recommend approval of 3 minor deviations.

Z-7334: 544-548A Main Street, Charlestown. Proposed two story addition to union offices in Sullivan Square area will alleviate overcrowded space and consolidate services. Provisos to provide required off-street parking and design review.

Z-7335: 132-138 Brookline Avenue. Change occupancy to school, stores, offices, restaurant. Computer school is a conditional use but compatible with general commercial Fenway area. Substantial renovation to existing building. Provisos: design review, handicapped building access and parking.

Z-7344: 78 Chesterfield Street, Hyde Park. One story rear addition for needed family space. Adequate rear yard remaining. Design review proviso.

We recommend denial without prejudice in 1 case.

Z-7345: 20 Wellington Street, Boston. Roof addition to owner's top floor apartment. Petitioner must meet with abutters and South End Historical Society to ensure uniformity and that there will be no adverse affect on the neighborhood.

We recommend approval of three minor dwelling unit increases.

Z-7337-7338: 101-103 Forest Hills Street, Jamaica Plain. Urban Edge, a non-profit community housing organization will erect two prefabricated two family dwellings. Development has been reviewed with community. Design review proviso.

Z-7340: 273A-273 Main Street and 2-4 Salem Street, Charlestown. Change occupancy from two to three family dwelling. Conversion of basement space formerly occupied as store. Desirable use. No abutter response. Proviso: design review for exterior changes.

Z-7339: 65-71 Main Street, Charlestown. Conversion from two stores to four apartments, retail catering, offices. This historical building John Hurd House has been deteriorating for past 20 years. Recent exterior restoration and proposed interior rehabilitation are considered by Landmarks Commission to be exemplary in Boston's preservation experience.

BOARD OF APPEAL REFERRALS

December 6, 1984

		<u>Hearing</u>	
1.	Z-7334	12/4/84	Teamsters Local 25 Realty, Inc. 544-548A Main Street, Charlestown
2.	Z-7335	12/4/84	Theodore Wasserman, Trustee 132 Brookline Avenue Trust 132-138 Brookline Avenue, Boston
3.	Z-7336	12/4/84	Michael Fazio 394-398 Chelsea Street, East Boston
4.	Z-7337-7338	12/4/84	Urban Edge Housing Corporation 101-103 Forest Hills Street, Jamaica Plain
5.	Z-7339	12/4/84	Historic Boston, Inc., and Town Hill Associates 65-71 Main Street, Charlestown
6.	Z-7340	12/4/84	Donnell House Condo Association 273a-273 Main and 2-4 Salem Streets, Charlestown
7.	Z-7341	12/4/84	Gulf Oil Corp. 1927-1935 Beacon Street, Brighton
8.	Z-7342	12/4/84	Gulf Oil Corp. 148 Chestnut Hill Avenue, Brighton
9.	Z-7343	12/4/84	Gulf Oil Corp. 1650 Commonwealth Avenue, Brighton
10.	Z-7344	12/4/84	Linda Maffei 78 Chesterfield Street, Hyde Park
11.	Z-7345	12/4/84	Michael DiCaprio 20 Wellington Street, Boston
12.	Z-7346	12/4/84	Severn Mills Realty Trust 1608 River Street, Hyde Park
13	Z-7357-7358	12/4/84	Clifford Boyle 8-10 Isabella Street, Boston

MEMORANDUM

December 6, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Stephen Coyle, Director

SUBJECT: BOARD OF APPEAL REFERRALS: Hearings December 4, 1984

Hearing: 12/4/84

Z-7334

Teamsters Local 25 Realty, Inc.
544-548A Main Street
Charlestown

Existing
at site: Three-story bank and office structure

Purpose of
petition: Erect two-story addition.

District(s)
and Uses(s): Site is in manufacturing (M-2) district.
Bank and offices are allowed in manufacturing district.

Violation(s):

Floor area ratio is excessive.

Off-street parking is insufficient.

Proposed expansion will alleviate overcrowded union offices and consolidate services presently provided elsewhere. Use is consistent with Sullivan Square commercial area. Recommend approval with provisos.

VOTED: In reference to petition Z-7334, Teamsters Local 25 Realty, Inc., 544-548A Main Street, Charlestown, for two variances to erect a two-story addition to a bank-office building in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that petitioner make arrangements to provide required off-street parking; that plans be submitted to the Authority for design review approval. Proposed expansion will alleviate overcrowded offices and consolidate union services presently provided elsewhere. Use is consistent with Sullivan Square commercial area.



Z-7334 544-548A MAIN ST. CHARLESTOWN

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7335
Theodore Wasserman, Trustee
132 Brookline Avenue Trust
132-138 Brookline Avenue
Boston

Existing
at site: Two-story structure

Purpose of
petition: Change occupancy from office and storage of auto accessories to
school, stores, offices, and restaurant.

District(s)
and Uses(s): Site is in general business (B-2) district.
Stores, offices, and restaurant are allowed and school is
conditional in general business district.

Violation(s):

Trade, professional or other school is conditional use.

Substantial renovation of existing commercial building is planned. Computer
school is compatible with the general commercial area of Fenway and is a
desired use. Recommend approval with provisos.

VOTED: In reference to petition Z-7335, Theodore Wasserman,
Trustee, 132 Brookline Avenue Trust, 132-138 Brookline
Avenue, Boston, for a conditional use to change occu-
pancy from office and storage of auto accessories to
school, stores, offices, and restaurant in a general
business (B-2) district, the Boston Redevelopment
Authority recommends approval with the following pro-
visos: that petitioner provide access to building for
handicapped persons and off-street parking for the
handicapped; that plans be submitted to the Authority
for design review approval; and that the appellant
agree not to apply for a liquor license any more per-
missive than a Common Victualer License with no bar
for the new restaurant. Substantial renovation of
existing building is planned. Computer school is
compatible with the general commercial area of the
Fenway.



Z-7335 132-138 BROOKLINE AVE. BOSTON

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7336
Michael Fazio
394-398 Chelsea Street
East Boston

Existing
at site: Gas service station

Purpose of
petition: Erect kiosk and two pump islands for self-service station;
increase gasoline storage capacity from 15,000 to 30,000
gallons.

District(s)
and Uses(s): Site is in general business (B-1) district.
Gas service station is conditional in general business district.

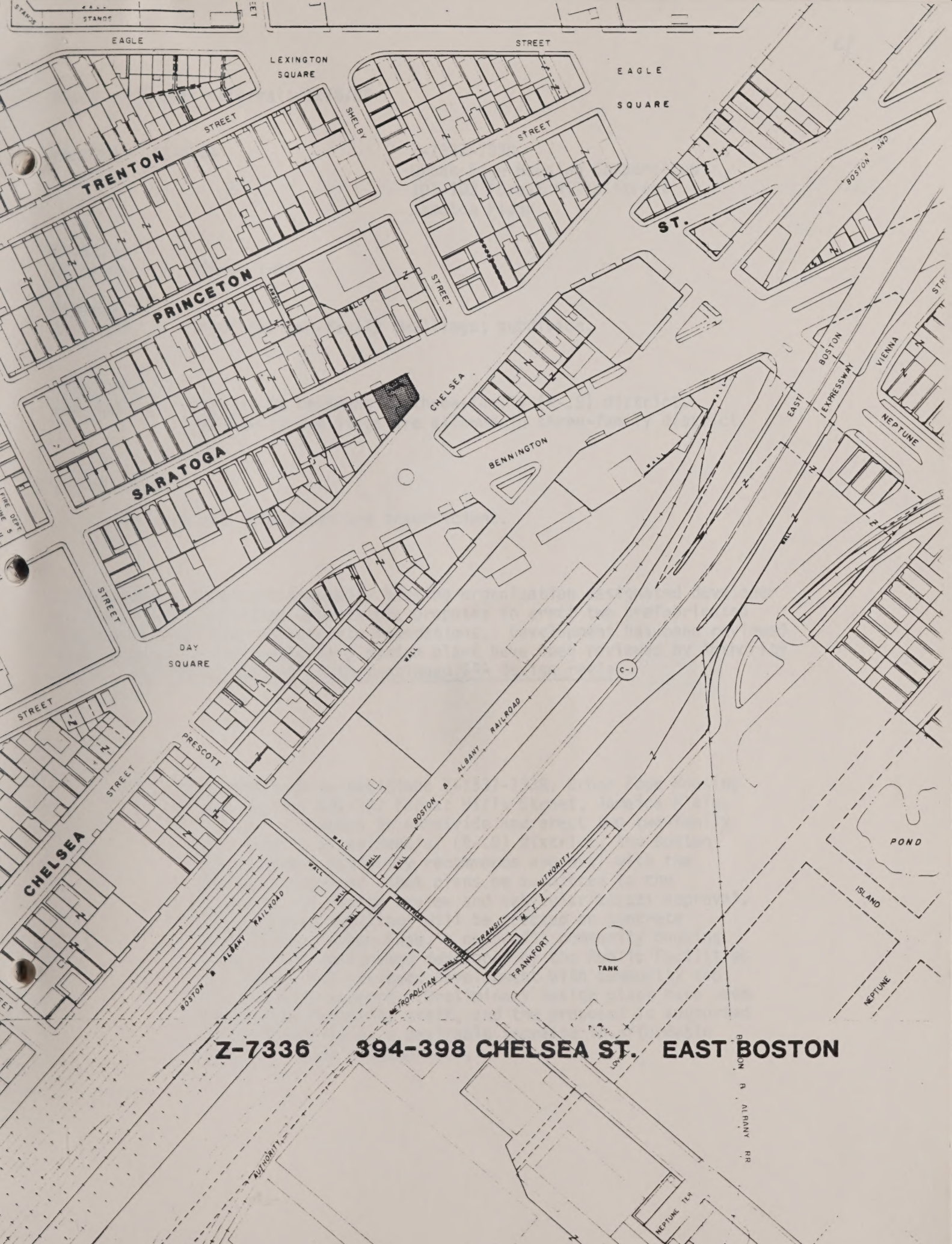
Violation(s):

Gas service station is conditional use.

Significant improvement of facility. New storage tanks, kiosk, islands,
paving. No response from community. Recommend approval with provisos.

VOTED: In reference to petition Z-7336, Michael Fazio,
394-398 Chelsea Street, East Boston, for a conditional
use to erect kiosk and two pump islands and increase
gasoline storage capacity for self-service gas station
from 15,000 to 30,000 gallons in a general business
(B-1) district, the Boston Redevelopment Authority
recommends approval with the following provisos: that
facility comply with Board of Appeal specific guide-
lines for gas service stations; that the hours of
operation not be permitted to expand beyond the cur-
rent 10:00 p.m. closing time.

Z-7336 394-398 CHELSEA ST. EAST BOSTON



Z-7336

394-398 CHELSEA ST.

EAST BOSTON

4

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7337-7338

Urban Edge Housing Corporation
101-103 Forest Hills Street
Jamaica Plain

Existing
at site: Vacant land

Purpose of
petition: Erect two two-family dwellings; subdivide.

District(s)
and Uses(s): Site is in residential three-family (R-.8) district.
Two-family dwellings are allowed in three-family district.

Violation(s):

Lot area and side yards are insufficient.

Urban Edge, a nonprofit community housing organization designated developer by the Public Facilities Department, proposes to erect two prefabricated two-family dwellings on concrete foundations. Development has been reviewed with community, and preliminary design plans have been reviewed by Authority staff. Recommend approval with continued BRA design review.

VOTED: In reference to petitions Z-7337-7338, Urban Edge Housing Corporation, 101-103 Forest Hills Street, Jamaica Plain, for four variances to subdivide and erect two two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review and vehicular access approval. Prefabricated dwellings will be erected on concrete foundations. Urban Edge, a nonprofit community housing organization designated developer by the Public Facilities Department, has reviewed development with community and has community support. Preliminary design plans have been reviewed by Authority staff, and the proposal is supported by the Authority as a desirable increase in affordable housing in this neighborhood.

Z-7337-7338

101+103 FOREST HILLS ST. JAMAICA PLAIN



5

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7339

Historic Boston, Inc., and
Town Hill Associates
65-71 Main Street
Charlestown

65-71 Main Street

Existing
at site:

3½-story structure

Purpose of
petition:

Change occupancy from two stores to four apartments, retail
catering, and offices.

District(s)
and Uses(s):

Site is in general business (B-2) district.
Apartments and offices are allowed in general business district.

Violation(s):

Open space and off-street parking are insufficient.

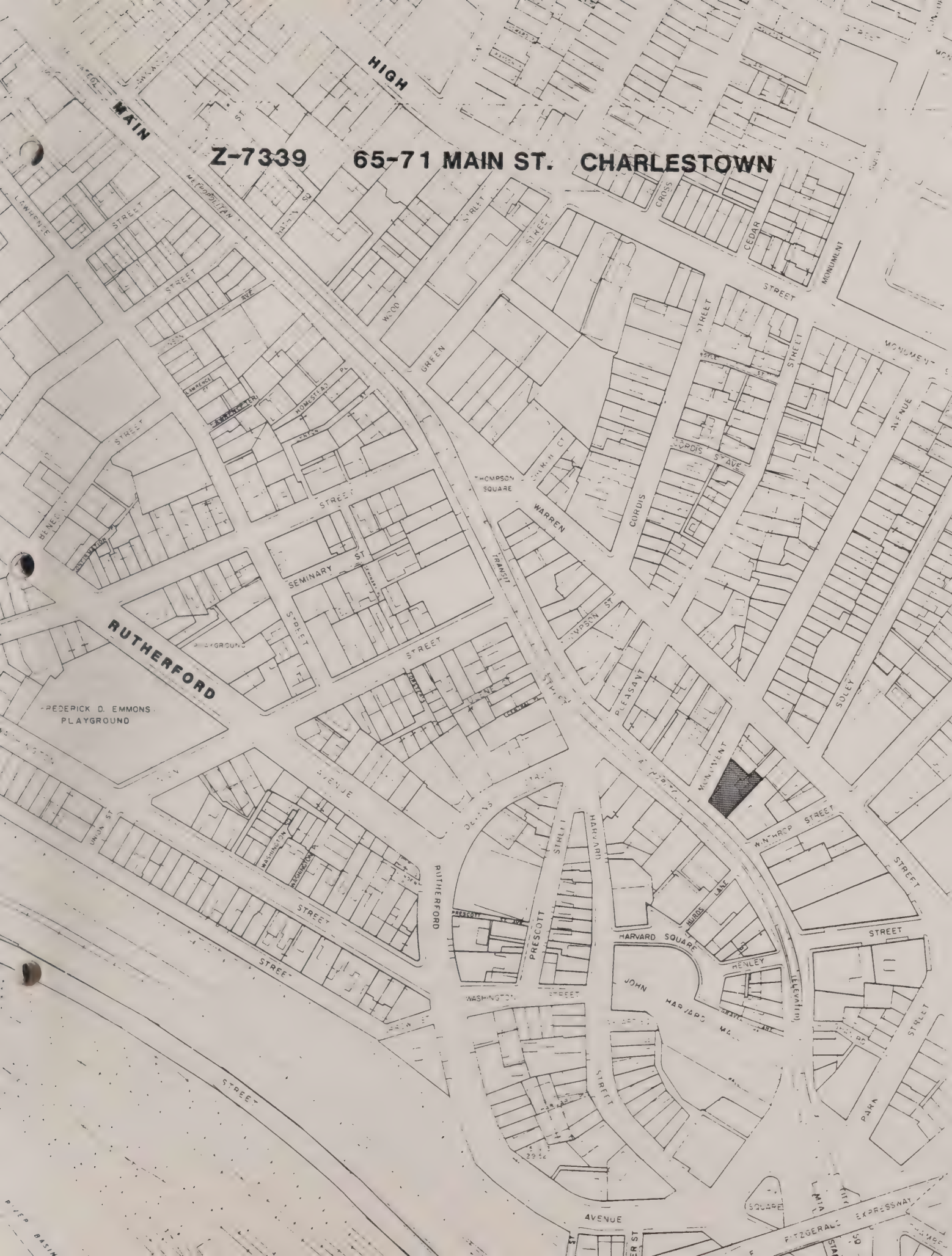
Retail catering will consist of small food take-out operation and four
interior tables for patrons.

This historic building, the John Hurd House, has been deteriorating for past
twenty years. Recent exterior restoration and proposed interior rehabilitation
are considered by Landmarks Commission staff to be exemplary in Boston's
preservation experience. No response from abutters. Recommend approval with
proviso.

VOTED: In reference to petition Z-7339, Historic Boston, Inc., and
Town Hill Associates, 65-71 Main Street, Charlestown, for
two variances for change of occupancy from two stores to
four apartments, retail catering, and offices in a general
business (B-2) district, the Boston Redevelopment Authority
recommends approval with the following proviso: that plans
be submitted to the Authority for design review approval.
This historic building, the John Hurd House, has been
deteriorating for the past twenty years. Recent exterior
restoration and proposed interior rehabilitation are consid-
ered by the Landmarks Commission staff to be exemplary in
Boston's preservation experience. Retail catering will con-
sist of small food take-out operation and four interior
tables for patrons.

Z-7339

65-71 MAIN ST. CHARLESTOWN



Hearing: 12/4/84

Z-7340

Donnell House Condo Association
273a-273 Main and 2-4 Salem Streets
Charlestown

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from two- to three-family dwelling.

District(s)
and Uses(s): Site is in local business (L-1) district.
Conversion to three-family dwelling is forbidden.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Basement space formerly occupied as a store is to be converted to desirable apartment unit. Proposed occupancy is consistent with mixed residential—local business neighborhood. No neighborhood response. Recommend approval with proviso.

VOTED: In reference to petition Z-7340, Donnell House Condo Association, 273a-273 Main Street and 2-4 Salem Street, Charlestown, for a forbidden use and three variances in local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review approval. Basement space formerly occupied as a store is to be converted to desirable apartment unit. Proposed occupancy is consistent with mixed residential—local business neighborhood.



2-7340

273A-273 MAIN ST.

2-4 SALEM ST. CHARLESTOWN

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7341
Gulf Oil Corp.
1927-1935 Beacon Street
Brighton

Existing
at site: Gas service station

Purpose of
petition: Increase gasoline storage capacity from 18,000 to 24,000
gallons.

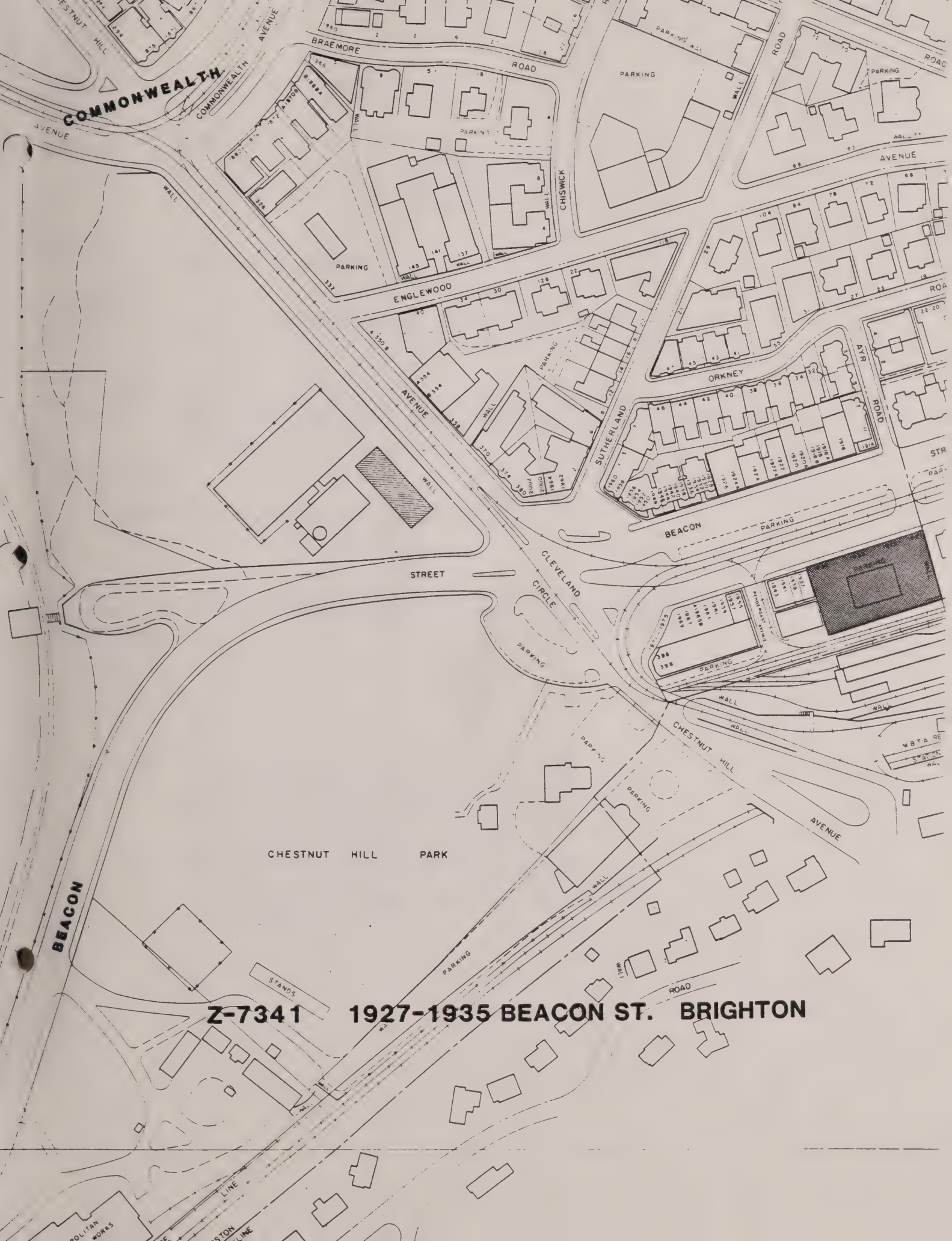
District(s)
and Uses(s): Site is in general business (B-1) district.
Gas service station is legal nonconforming use.

Violation(s):

Change in nonconforming use is conditional.

Existing obsolete steel storage tanks will be replaced by modern, safer
fiberglass tanks. Capacity increase will tend to reduce bulk deliveries.
Recommend approval with proviso.

VOTED: In reference to petition Z-7341, Gulf Oil Corp.,
1927-1935 Beacon Street, Brighton, for a change in
a nonconforming use to increase gasoline storage
capacity from 18,000 to 24,000 gallons in a general
business (B-1) district, the Boston Redevelopment
Authority recommends approval with the following
proviso: that facility comply with Board of Appeal
specific guidelines for gas service stations.
Existing obsolete steel tanks will be replaced by
modern, safer fiberglass tanks. Capacity increase
will tend to reduce bulk deliveries.



Z-7341

1927-1935 BEACON ST. BRIGHTON

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7342
Gulf Oil Corp.
148 Chestnut Hill Avenue
Brighton

Existing
at site: Gas service station

Purpose of
petition: Increase gasoline storage capacity from 19,295 to 33,295
gallons.

District(s)
and Uses(s): Site is in residential two-family (R-.5) district.
Gas service station is legal nonconforming use in residential
district.

Violation(s):
Change in nonconforming use is conditional.

Proposal will improve gas station's underground storage by replacing
existing steel tanks with modern fiberglass tanks. Recommend approval
with proviso.

VOTED: In reference to petition Z-7342, Gulf Oil Corp.,
148 Chestnut Avenue, Brighton, for change in
nonconforming use to increase gasoline storage
capacity from 19,295 to 33,295 gallons in a
residential (R-.5) district, the Boston
Redevelopment Authority recommends approval
with the following proviso: that facility com-
ply with Board of Appeal guidelines for gas
service stations.



Z-7342

148 CHESTNUT HILL AVE. BRIGHTON

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7343
Gulf Oil Corp.
1650 Commonwealth Avenue
Brighton

Existing
at site: Gas service station

Purpose of
petition: Increase gasoline storage capacity from 20,000 to 26,000
gallons.

District(s)
and Uses(s): Site is in apartment multifamily (H-1) district.
Gas service station is legal nonconforming use.

Violation(s):

Extension of nonconforming use is conditional.

Petition is part of appellants' program to improve underground storage facilities by installing new and safer fiberglass tanks. Capacity increase will reduce delivery traffic. Recommend approval with proviso.

VOTED: In reference to petition Z-7343, Gulf Oil Corp., 1650 Commonwealth Avenue, Brighton, for extension of a nonconforming use to increase gasoline storage capacity from 20,000 to 26,000 gallons in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that facility comply with Board of Appeal specific gas station guidelines. Petition is part of appellants' program to improve underground storage facilities by installing new and safer fiberglass tanks. Capacity increase will reduce delivery traffic.



Z-7343

1650 COMMONWEALTH AVE.

BRIGHTON

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7344
Linda Maffei
78 Chesterfield Street
Hyde Park

Existing
at site: 2½-story dwelling

Purpose of
petition: Erect one-story addition.

District(s)
and Uses(s): Site is in single-family (S-.5) district.
Two-family dwelling is legal nonconforming use.

Violation(s):

Extension of nonconforming use is conditional.

Floor area ratio is excessive.

Side and rear yards are insufficient.

Rear addition for needed family space. Side yard deficiency is existing.
Adequate rear yard space will remain. Recommend approval with proviso.

VOTED: In reference to petition Z-7344, Linda Maffei, 78 Chesterfield Street, Hyde Park, for extension of nonconforming use and three variances to erect one-story addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Rear addition is for needed family space. Side yard deficiency is existing. Adequate rear yard will remain.

Z-7344 78 CHESTERFIELD ST. HYDE PARK



Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7345
Michael DiCaprio
20 Wellington Street
Boston

Existing
at site: Three-story structure

Purpose of
petition: Erect roof addition to five-unit apartment structure.

District(s) Site is in apartment multifamily (H-3) restricted roof structure
and Uses(s): district.
Five-unit apartment structure is allowed in apartment district;
alteration of profile or configuration of roof is conditional in
restricted roof structure district.

Violation(s):

Change of roofline in restricted roof structure district is
conditional.

Roof addition to owner's top-floor apartment. Design appears to be
compatible with building. However, petitioner must review proposal with
abutters and South End Historical Society to ensure uniformity and that
there be no adverse effects on the neighborhood. Recommend denial without
prejudice.

VOTED: In reference to petition Z-7345, Michael DiCaprio,
20 Wellington Street, Boston, for a conditional use to
erect roof addition to five unit apartment structure
in an apartment (H-3) restricted roof structure dis-
trict, the Boston Redevelopment Authority recommends
denial without prejudice. Roof addition to owner's
top-floor apartment. Design appears to be compatible
with building. However, petitioner must review pro-
posal with abutters and South End Historical Society
to ensure uniformity and that there will be no adverse
effect on the neighborhood.



Z-7345

20 WELLINGTON ST.

BOSTON

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7346
Severn Mills Realty Trust
1608 River Street
Hyde Park

Existing
at site: Three-story structure

Purpose of
petition: Change occupancy from wool scouring structure to 70 apartments;
erect two one-story additions.

District(s)
and Uses(s): Site is in manufacturing (M-1) district.
Multifamily dwelling is conditional in manufacturing district.

Violation(s):

Multifamily dwelling is conditional use.

Height of building is excessive.

Reconstruction or extension of existing building in flood plain area
requires Board of Appeal approval.

Structure is one of the oldest mills in the country if not the oldest. Development will be privately financed, with a federal tax credit. Units will be market-rate rentals for first five years. Handicapped persons will be accommodated in 10% of the units. Concerns which must be resolved by developer in meeting with Authority and City design, historical, and environmental staffs are: potential danger from location in flood plain zone area; decision of Massachusetts Historical Commission re landmark designation; additional height; and developer's financial program. Recommend deferral of decision.

VOTED: In reference to petition Z-7346, Severn Mills Realty Trust, 1608 River Street, Hyde Park, for two conditional uses and a variance for change of occupancy from wool scouring structure to 70 apartments and erect two one-story additions in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of decision until developer meets with Authority and City design, historical, and environmental staffs to resolve following concerns: potential danger from location in flood plain zone area; decision of Massachusetts Historical Commission re landmark designation; additional height of building; and developer's financial program. Structure is one of the oldest mills in the United States if not the oldest. Units will be market-rate rentals for first five years. Handicapped persons will be accommodated in 10% of the units.



Z-7346

1608 RIVER ST.

HYDE PARK

Board of Appeal Referrals 12/6/84

Hearing: 12/4/84

Z-7357-7358
Clifford Boyle
8-10 Isabella Street
Boston

Existing
at site: Two four-story structure

Purpose of
petition: Change occupancy from two lodging houses to two five-unit
apartment structures; erect two additions.

District(s)
and Uses(s): Site is in apartment multifamily (H-2) restricted roof structure district.
Apartments are allowed in multifamily district.

Violation(s): Change of roofline in restricted roof structure district is
conditional.

Floor area ratio is excessive.

Open space and off-street parking are insufficient.

Proposal raises issue of citywide concern: continued reduction in the
number of lodging houses in the city. This petition is of particular
concern because local nonprofit group had been negotiating with owner
to convert property to single-room occupancies. Roof addition in this
historic district is also an issue. Community has not yet met with
developer. Recommend deferral of decision.

VOTED: In reference to petitions Z-7357-7358, Clifford Boyle,
8-10 Isabella Street, Boston, for six variances for
change of occupancy from two lodging houses to two
five-unit apartment structures in an apartment (H-2)
district, the Boston Redevelopment Authority recom-
mends deferral of decision. There are several out-
standing community issues. Proposal raises issue of
citywide concern: continued reduction in number of
lodging houses in the city. This petition is of
particular concern because local nonprofit group had
been negotiating with owner to maintain property as
single-room occupancies. Roof addition in this
historic area is also an issue.



AVE.

COLUMBUS

CHANDLER

APPLETON

WARREN

TREMONT

BERKELEY

Z-7357-7358

8-10 ISABELLA ST. BOSTON

MEMORANDUM

DECEMBER 6, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: BOARD OF APPEALS REFERRALS:
Hearings December 11 and 18, 1984

Recommendations on twenty-one zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

<u>Referral</u>	<u>Approval</u>	<u>Recommendation</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Routine minor deviations	4	3	1	
Minor dwelling unit increases	6			
Major new housing; conversions				1
Institutional	2			
Commercial; office; business	2	1		
Hotels, restaurants	/	1		

We recommend approval of four routine minor deviations.

Z-7361: 29 Riverview Road, Brighton. Additional story to bungalow style structure will create needed bedroom space for petitioners children. Violations existing and technical. Design review proviso.

Z-7362-7367: 2-12 Humbolt Avenue, Roxbury. Subdivision and subsequent rehabilitation of six three-family vacant and abandoned row structures will help to alleviate critical housing shortage in area. No opposition.

Z-7369-3770: 6-8 Enfield Street, Jamaica Plain. Subdivision of duplex structure will create two three-family dwellings. Petitioner will remain owner-occupant of one structure. Proviso - uniform treatment of exterior of structures.

Z-7385: 215 Orient Avenue, East Boston. Addition to two family dwelling will provide garage at grade and family room at second level. Proposal complies with dimensional requirements of code. No abutter response. Design review proviso.

We recommend approval of six minor dwelling unit increases:

Z-7350: 36 River Street, Boston. Change occupancy from three to five-family dwelling and erect greenhouse-sunroom addition. Occupancy existing for past twenty years. Beacon Hill Civil Association has no opposition.

Z-7352: 43 Knoll Street, Roslindale. Change occupancy from one to two family dwelling. Occupancy consistent with two family neighborhood. Design review proviso for any exterior changes.

Z-7356: 103 Warren Avenue, Boston. Change from one to three family dwelling. Occupancy consistent with multi-family neighborhood. Design review proviso.

Z-7351: 204 Bennington Street, East Boston. Change of occupancy from two family dwelling and store to three family dwelling will have a positive affect on mixed residential-local business area. Elimination of commercial use. Proviso for any exterior changes.

Z-7347: 26 Adams Street, Charlestown. Legalize occupancy as two family dwelling. Compatible with surrounding properties. No response. Exterior design review proviso.

Z-7383: 42 Summer Street, West Roxbury. Change occupancy from one family and day nursery to two family dwelling. Occupancy has existed since time of purchase in 1965 and is consistent with similar properties on street.

We recommend deferral of one housing conversion:

Z-7354: 191-193 Bunker Hill Street, Charlestown. Conversion of vacant former supermarket to 18 condominium units with off-street parking for 21 cars. No community meeting has occurred. Appellant has agreed to ask Board of Appeal for deferral.

We recommend approval of two institutional cases:

Z-7348: 50 Evergreen Street, Jamaica Plain. Change occupancy from 23 to 16 apartments and offices. Huntington General Hospital needs space and must relocate offices to Evergreen Street. Full taxes are paid on property. Abutters support.

Z-3749: 229 Commonwealth Avenue, Boston. One story addition to fraternity house not visible from Commonwealth Avenue is part of major restoration of exterior and interior portions of building to original appearances. Back Bay Architectural Commission has granted preliminary approval. Provisos - no increase in present student capacity and size of kitchen facility.

We recommend approval of two commercial, office, business cases:

Z-7380: 7 Woodrow Avenue, Dorchester. Erect repair garage and oil delivery office. Proposal would allow petitioner proper facilities for his oil delivery service. Repair garage would be for the petitioners two trucks. No abutter response. Provisos: design review and repair garage be limited to petitioners vehicles.

Z-7359-60: 5 Montfern Avenue and 559-569 Washington Street, Brighton. Erect addition to office garage structure. Proposal will satisfy a need of electrical contractor, 20 years at site, for more operating space. Washington Hill Civic Association has no objection. Abutters have not responded. Provisos: that rear access be maintained free of debris and vehicles in event of need for safety apparatus and design review.

We recommend denial of five cases:

Z-7368: 52 Melrose Street, Boston. Proposed addition to four family dwelling, partially constructed, over rear ell will be highly visible from rear. It will block light and air to adjacent dwelling and increase already existing floor area ratio.

Z-7371: 214 Lincoln Street, Brighton. Last June Board of Appeal granted approval of three story building. Appellant now proposes to increase height to 4½ stories. This violation is excessive, inappropriate and would have a negative affect on adjacent residential neighborhood.

Z-7373: 1996 Centre Street, West Roxbury. Attic space of new office building constructed contrary to submitted plans. No evidence has been presented to support use of space or granting of variances. Petition does not comply with conditions required for variance.

Z-7382: 10 Eagle Square, East Boston. Erect three story warehouse and office building. Freight would be stored overnight for subsequent delivery to airport. Additional truck traffic would be generated. Proposal contrary to objectives of East Boston community to reduce airport related facilities.

Z-7388: 37 Bowdoin Street, Boston. Change from lodging house, retail store and shoe repair to lodging house and restaurant. Restaurant represents undesirable commercial encroachment in residential neighborhood.

We recommend denial without prejudice in one case:

Z-7353: 8-10 Frankfort Street, East Boston. Change occupancy from clothing manufacturing to function hall and private club. Uses existing. Critical off-street parking must be provided. Petitioner must also meet with immediate abutters. Community reaction mixed.

BOARD OF APPEAL REFERRALS

December 6, 1984

		<u>Hearing</u>	
1.	Z-7347	12/11/84	Paul O'McGinn 26 Adams Street, Charlestown
2.	Z-7348	12/11/84	Huntington General Hospital 50 Evergreen Street, Jamaica Plain
3.	Z-7349	12/11/84	Mass. Eta of Phi Kappa Theta Alumni Corporation 229 Commonwealth Avenue, Boston
4.	Z-7350	12/11/84	Janet L. Hunkel 36 River Street, Boston
5.	Z-7351	12/11/84	Harvey Polonsky 204 Bennington Street, East Boston
6.	Z-7352	12/11/84	Edward J. Musto 43 Knoll Street, Roslindale
7.	Z-7353	12/11/84	John Rock and Steven Mastrangelo 8-10 Frankfort Street, East Boston
8.	Z-7354	12/11/84	Regina Bongiovanni James Langley (prospective purchaser) 191-193 Bunker Hill Street, Charlestown
9.	Z-7356	12/11/84	Keith Musselman and Mark L. Thivierge 103 Warren Avenue, Boston
10.	Z-7359-7360	12/11/84	Frank J. and Helen R. Crimlisk C & C Electric Co., Inc. 5 Montfern Avenue and 559-569 Washington Street, Brighton
11.	Z-7361	12/11/84	Paul and Sheila O'Keefe 29 Riverview Road, Brighton
12.	Z-7362-7367	12/18/84	Leroy Alexander 2-12 Humboldt Avenue, Roxbury
13.	Z-7368	12/18/84	Dudley Gulesian 52 Melrose Street, Boston
14.	Z-7369-7370	12/18/84	Kathleen D. Edwards 6-8 Enfield Street, Jamaica Plain
15.	Z-7371	12/18/84	Mohawk Realty Trust 214 Lincoln Street, Brighton
16.	Z-7373	12/18/84	Centre Realty 1996 Centre Street, West Roxbury
17.	Z-7380	12/18/84	Callender Fuel Co. 7 Woodrow Avenue, Dorchester
18.	Z-7382	12/18/84	Armand J. Donati 10 Eagle Square, East Boston
19.	Z-7383	12/18/84	Alfred J. Cappa 42 Summer Street, West Roxbury
20.	Z-7385	12/18/84	Alforsina Palladino 215 Orient Avenue, East Boston
21.	Z-7388	12/18/84	Bowdoin Hill Realty Trust 37 Bowdoin Street, Boston

MEMORANDUM

December 6, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Stephen Coyle, Director

SUBJECT: BOARD OF APPEAL REFERRALS: Hearings December 11 and 18, 1984

Hearing: 12/11/84

Z-7347
Paul O'McGinn
26 Adams Street
Charlestown

Existing
at site: 2½-story structure

Purpose of
petition: Legalize occupancy: two-family dwelling.

District(s)
and Uses(s): Site is in local business (L-1) district.
Two-family dwelling is allowed in local business district.
Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy.

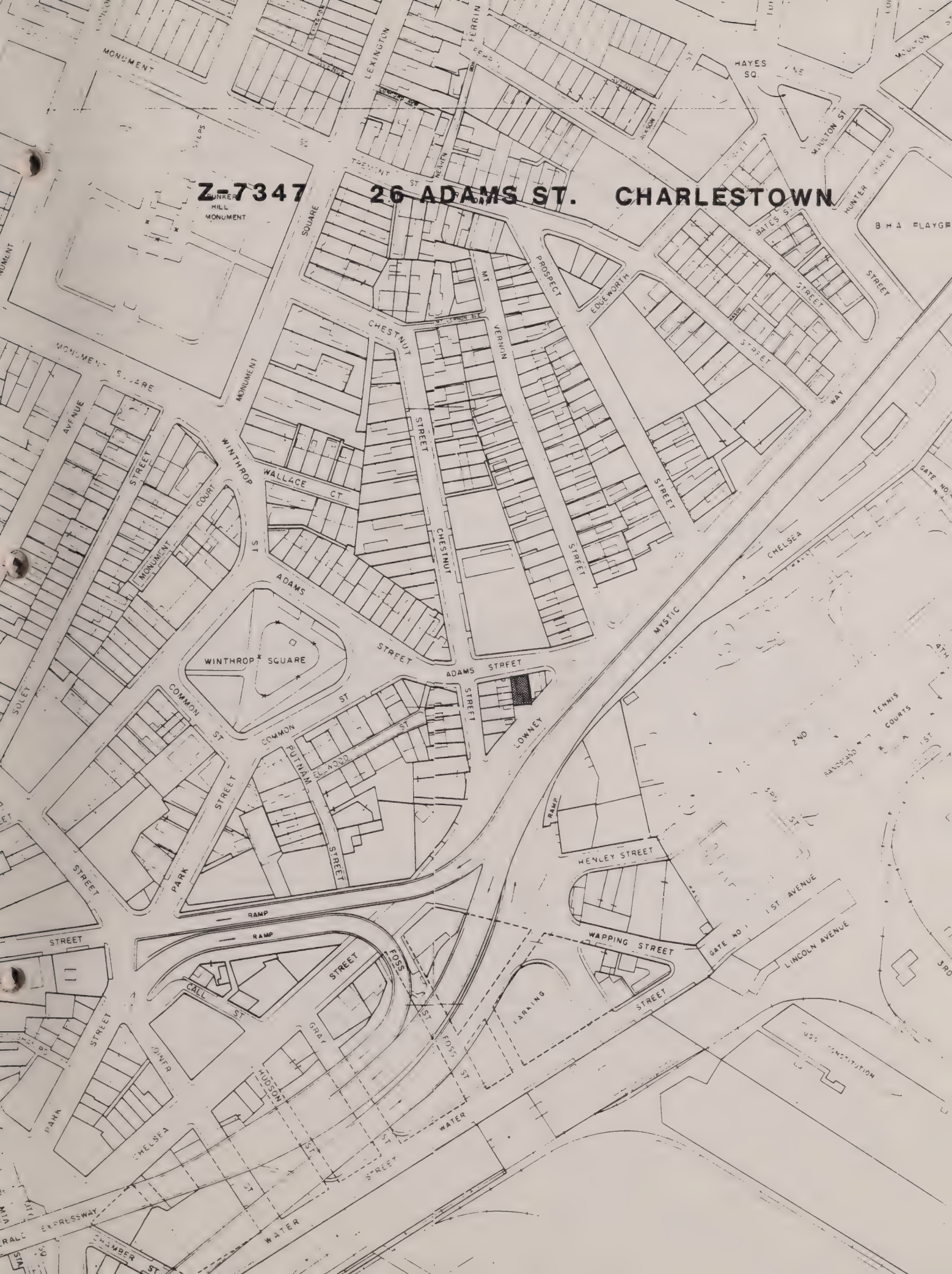
Proposal is compatible with surrounding properties. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-7347, Paul O. McGinn, 26 Adams Street, Charlestown, for a forbidden use and a variance to legalize occupancy as two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review approval. There is no record of legal occupancy. Proposal is compatible with surrounding properties.

Z-7347

26 ADAMS ST.

CHARLESTOWN



Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7348
Huntington General Hospital
50 Evergreen Street
Jamaica Plain

Existing
at site: Two-story structure

Purpose of
petition: Change occupancy from 23 apartments to 16 apartments, doctor's
office, computer office, hospital offices.

District(s)
and Uses(s): Site is in residential two-family (R-.5) district.
Offices are forbidden uses in residential two-family district.

Violation(s):

Doctor's office, hospital offices, and computer office are forbidden
uses.

Petitioner must relocate ancillary offices presently located within hospital
to this Evergreen Street building to provide needed space for free outpatient
service for children, internship program, and laboratories. Existing sixteen
staff apartments will be converted from one- to two-bedroom units to accommodate
the six residential units that will be eliminated by the project. Hospital
pays full taxes on the property. Abutters support proposal. Recommend approval
with provisos.

VOTED: In reference to petition Z-7348, Huntington General Hospital,
50 Evergreen Street, Jamaica Plain, for two forbidden uses
for change of occupancy from 23 apartments to 16 apartments,
doctor's office, computer office, and hospital offices in a
residential (R-.5) district, the Boston Redevelopment
Authority recommends approval with the following provisos:
that full property taxes continue to be paid on property;
that plans be submitted to the Authority for design review
approval. Existing staff apartments will be converted to
accommodate six residential units that will be eliminated by
project.



THE NEW ENGLAND
HOME FOR
LITTLE WANDERERS

ADMINISTRATION

HOSPITAL

JEFFERSON

SCHOOL

JEFFERSON

PLAYGROUND

TRANSY
HUNTINGTON

AVENUE

GROTTO GLEN
ROAD

NIRA

AVENUE

ARCOLA

KENNEY

MASS OSTEOPATHIC
HOSPITAL

EVERGREEN

REGIONAL
BUILDING

STREET

STREET

CREIGHTON

ROUND

SUNN

CHEVERUS
SCHOOL

BLESSED
SACRAMENT
SCHOOL

BLESSED
SACRAMENT
CHURCH

TENNIS
COURTS

STREET

MARK STREET

CARDINAL
O'CONNELL
MINOR SEMINARY

STREET

METROPOLITAN

Z-7348 50 EVERGREEN ST. JAMAICA PLAIN

CENTRE

TENNIS
COURTS

STREET

HIDE
SQUARE

SHERIDAN

FORBES

Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7349

Mass. Eta of Phi Kappa Theta Alumni Corporation
229 Commonwealth Avenue
Boston

Existing
at site: Four-story structure

Purpose of
petition: Erect one-story addition to fraternity house.

District(s)
and Uses(s): Site is in apartment multifamily (H-3-65) district.
Fraternity house is legal nonconforming use.

Violation(s):

Extension of nonconforming use is conditional.

Floor area ratio and height of building are excessive.

Petitioner provides low-cost housing to M.I.T. undergraduate students. Addition, which will not be visible from Commonwealth Avenue, is part of a major project designed to substantially restore the exterior and portions of the interior of the building to their original appearance. Back Bay Architectural Commission has granted preliminary approval. Recommend approval with provisos.

VOTED: In reference to petition Z-7349, Mass. Eta of Phi Kappa Theta Alumni Corporation, for extension of nonconforming use and two variances to erect one-story addition to fraternity house in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no increase in number of students presently accommodated; that there be no increase in size of kitchen facility and that it be limited to resident students only; that addition be set back five feet from rear wall as required by Section 16-7 of Code.

Z-7349

229 COMMONWEALTH AVE. BOSTON



Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7350
Janet L. Hunkel
36 River Street
Boston

Existing
at site: Five-story structure

Purpose of
petition: Change occupancy from three- to five-family dwelling;
erect one-story addition.

District(s)
and Uses(s): Site is in apartment multifamily (H-2-65) district.
Five-family dwelling is allowed in apartment district.
Conversion to five-family dwelling is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Occupancy has existed for past twenty years. Addition will provide greenhouse-sunroom. Beacon Hill Civic Association has no opposition and will review final plans. Recommend approval.

VOTED: In reference to petition Z-7350, Janet L. Hunkel, 36 River Street, Boston, for a forbidden use and a variance for change of occupancy from three- to five-family dwelling and erect one-story addition in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for past twenty years. Addition will provide greenhouse-sunroom. Beacon Hill Civic Association has no opposition and will review final plans.



Z-7350

36 RIVER ST. BOSTON

EMBANKMENT DRIVE

MEMORIAL PARK

PINCKNEY

BRIMMER

CHARLES

WEST

PHILLIPS

ST.

GRACE

ST.

STREET

ST.

LOUISBURG

SQUARE

ST.

WILLOW

ST.

ST.

ST.

BEACON

MT. VERNON

SILVER

LIME

STREET

PARKING GARAGE

STREET

BYRON

STREET

CHESTNUT

PLACE

BEAVER

BLAINE

BRANCH

ST.

STREET

SPRING

Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7351
Harvey Polonsky
204 Bennington Street
East Boston

Existing
at site: Three-story structure

Purpose of
petition: Change occupancy from two-family dwelling and store to three
apartments.

District(s)
and Uses(s): Site is in local business (L-1) district.
Three-family dwelling is allowed in local business district.
Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Lot area and open space are insufficient.

Elimination of commercial use for residential unit will have a positive
effect on mixed residential-local business area. Recommend approval with
proviso.

VOTED: In reference to petition Z-7351, Harvey Polonsky,
204 Bennington Street, East Boston, for a forbidden
use and three variances for change of occupancy from
two-family dwelling and store to three apartments in
a local business (L-1) district, the Boston Redevelopment
Authority recommends approval with the following proviso:
that plans for any exterior changes be submitted to the
Authority for design review approval. Elimination of
commercial use for residential unit will have a positive
effect on mixed residential-local business area.



Z-7351

204 BENNINGTON ST. EAST BOSTON

EAST BOSTON
HIGH SCHOOL

PHILIP H. SHERRIDAN
SCHOOL

PUTNAM
SQUARE

SACRED
HEART
SCHOOL

Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7352
Edward J. Musto
43 Knoll Street
Roslindale

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from one- to two-family dwelling.

District(s)
and Uses(s): Site is in residential two-family (R-.5) district.
Two-family dwelling is allowed in this district.
Conversion is forbidden use.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Proposed occupancy is consistent with two-family residential character of neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-7352, Edward J. Musto, 43 Knoll Street, Roslindale, for a forbidden use and a variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review approval. Proposed occupancy is consistent with two-family residential character of neighborhood.



Z-7352 43 KNOLL ST. ROSLINDALE

Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7353

John Rock and Steven Mastrangelo
8-10 Frankfort Street
East Boston

Existing
at site: One-story structure

Purpose of
petition: Change occupancy from clothing manufacturing to function hall
and private club; erect addition.

District(s)
and Uses(s): Site is in local business (L-1) district.
Function hall is forbidden use in local business district.

Violation(s):

Social center is forbidden use.

Floor area ratio is excessive.

Off-street parking is insufficient.

Uses are existing. Area is densely populated. Site is immediately abutted by three-family residences. Frankfort Street is narrow with parking on both sides. Critical issue is off-street parking which must be resolved. Petitioner must also meet with immediate abutters. Community reaction is mixed. Recommend denial without prejudice.

VOTED: In reference to petition Z-7353, John Rock and Steven Mastrangelo, 8-10 Frankfort Street, East Boston, for a forbidden use and two variances for change of occupancy from manufacturing of clothing to function hall and private club in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Uses are existing. Area is densely populated. Site is immediately abutted by three-family residences. Frankfort Street is narrow with parking on both sides. Critical off-street parking issue must be resolved. Petitioner must also meet with immediate abutters.



Z-7353

8-10 FRANKFORT ST.

EAST BOSTON

Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7354

Regina Bongiovanni

James Langley (prospective purchaser)

191-193 Bunker Hill Street

Charlestown

Existing

at site: Vacant one-story structure

Purpose of

petition: Change occupancy from store to 18 apartments; erect one-story addition.

District(s)

and Uses(s): Site is in local business (L-1) district.

Apartments are allowed in local business district.

Violation(s):

Lot area and open space are insufficient.

Floor area ratio is excessive.

Proposal to convert vacant former First National Supermarket building to 18 condominium units (approximately 720 square feet per unit) with off-street parking for 21 cars. There has not yet been a community meeting on this proposal. Proponent has agreed to request a deferral or hearing by the Board of Appeal until he meets with the community to discuss proposal. Recommend deferral of hearing.

VOTED: In reference to petition Z-7354, Regina Bongiovanni, 191-193 Bunker Hill Street, Charlestown, for three variances for change of occupancy from store to 18 apartments and erect one-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral of hearing. There has not yet been a community meeting on this proposal. The proponent has agreed to request a deferral of the hearing until he meets with the community to discuss the proposal.



Z-7354

191-193 BUNKER HILL ST.

CHARLESTOWN

Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7356
Keith Musselman and Mark L. Thivierge
103 Warren Avenue
Boston

Existing
at site: Three-story structure

Purpose of
petition: Change occupancy from one- to three-family dwelling.

District(s)
and Uses(s): Site is apartment multifamily (H-3) district.
Three-family dwelling is allowed in apartment district.
Conversion is conditional use.

Violation(s):

Dwelling converted for more families is conditional use.

Open space is insufficient.

Three-family occupancy would be consistent with multifamily residential
character of neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-7356, Keith Musselman and
Mark Thivierge, 103 Warren Avenue, Boston, for a condi-
tional use and a variance for change of occupancy from
one- to three-family dwelling in an apartment (H-3)
district, the Boston Redevelopment Authority recommends
approval with the following proviso: that plans be
submitted to the Authority for design review approval.
Three-family occupancy would be consistent with multi-
family nature of neighborhood.



Z-7356

103 WARREN AVE. BOSTON

Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7359-7360

Frank J. and Helen R. Crimlisk

C & C Electric Co., Inc.

5 Montfern Avenue and 559-569 Washington Street
Brighton

Existing

at site: Two one-story structures

Purpose of

petition: Erect addition to office-garage structure; subdivide.

District(s)

and Uses(s): Site is in local business (L-.5) district.

Office-garage is allowed in local business district.

Violation(s):

Floor area ratio is excessive.

Rear yard and off-street parking are insufficient.

Electrical contractor has conducted business at this site for twenty years. Proposed rear addition will satisfy a need for more operating space. Washington Hill Civic Association has no objection. Abutters have not responded. Recommend approval with provisos.

VOTED: In reference to petitions Z-7359-7360, Frank J. and Helen R. Crimlisk and C & C Electric Co., Inc., 5 Montfern Avenue and 559-569 Washington Street, Brighton, for four variances to erect addition to office-garage structure and subdivide in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that rear access be maintained free of debris and vehicles in the event of need for safety apparatus. Proposal will satisfy a need of electrical contractor, twenty years at site, for more operating space. Washington Hill Divic Association has no objection.

Z-7359-7360

5 MONTFERN AVE.

559-569 WASHINGTON ST. BRIGHTON



Board of Appeal Referrals 12/6/84

Hearing: 12/11/84

Z-7361
Paul and Sheila O'Keefe
29 Riverview Road
Brighton

Existing
at site: One-story structure

Purpose of
petition: Erect one-story addition to one-family dwelling.

District(s)
and Uses(s): Site is in residential two-family (R-.5) district.
One-family dwelling is allowed in two-family district.

Violation(s):

Floor area ratio is excessive.

Front, side, and rear yards are insufficient.

Additional story to bungalow-style structure will create needed bedroom space for petitioner's children. Violations are existing and technical.
Recommend approval with proviso.

VOTED: In reference to petition Z-7361, Paul and Sheila O'Keefe, 29 Riverview Road, Brighton, for four variances to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Additional story to bungalow-style structure will create needed bedroom space for petitioner's children. Violations are existing and technical.

Z-7361

29 RIVERVIEW RD. BRIGHTON



Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7362-7367
Leroy Alexander
2-12 Humboldt Avenue
Roxbury

Existing
at site: Six three-family row structures

Purpose of
petition: Subdivide.

District(s)
and Uses(s): Site is in apartment multifamily (H-1) district.
Three-family dwellings are allowed in apartment district.

Violation(s):

Lot area, width, side and rear yards, and off-street parking are
insufficient.

Floor area ratio is excessive.

Subdivision and subsequent rehabilitation of vacant and abandoned structures
for rental units will help to alleviate the critical housing in the area.
No opposition. Recommend approval with proviso.

VOTED: In reference to petitions Z-7362-7367, Leroy Alexander,
2-12 Humboldt Avenue, Roxbury, for twenty-seven variances
to subdivide six three-family row dwellings in an apart-
ment (H-1) district, the Boston Redevelopment Authority
recommends approval with the proviso that the BRA conduct
design review of exterior changes. Subdivision and sub-
sequent rehabilitation of vacant and abandoned structures
for rental units will help to alleviate the critical
housing shortage in the area.



WASHINGTON

PARK

WALNUT

STREET

HUMBOLDT

MUNROE

Z-7362-7367

2-12 HUMBOLDT AVE. ROXBURY

TOWNSEND

Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7368
Dudley Gulesian
52 Melrose Street
Boston

Existing
at site: Four-story structure

Purpose of
petition: Erect one-story addition to four-unit apartment structure.

District(s)
and Uses(s): Site is in apartment multifamily (H-2) restricted roof structure district.
Four apartments are allowed in apartment district.

Violation(s):

Change of roofline in restricted roof structure district is conditional.

Rear yard and setback of parapet are insufficient.

Floor area ratio is excessive.

Proposed addition, which is partially constructed, over rear ell will be highly visible from Winchester Street, will block light and air to adjacent dwelling, will increase already excessive floor area ratio, and will be inconsistent with historic district. Recommend denial.

VOTED: In reference to petition Z-7368, Dudley Gulesian, 52 Melrose Street, Boston, for a conditional use and three variances to erect one-story addition to four-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposed addition, partially constructed, over rear ell will be highly visible from Winchester Street, will block light and air to adjacent dwelling and increase already excessive floor area ratio, and will be inconsistent with historic district.



Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7369-7370
Kathleen D. Edwards
6-8 Enfield Street
Jamaica Plain

Existing
at site: Three-story duplex structure

Purpose of
petition: Subdivide.

District(s)
and Uses(s): Site is in residential two-family (R-.5) district.
Three-family dwellings are legal nonconforming uses.

Violation(s):

Lot area, width, and side yard are insufficient.

Subdivision will create two three-family dwellings. Petitioner will remain an owner-occupant of one structure and will convey the other.
Recommend approval with proviso.

VOTED: In reference to petitions Z-7369-7370, Kathleen D. Edwards, 6-8 Enfield Street, Jamaica Plain, for six variances to subdivide duplex structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that a covenant requiring uniform treatment of the exterior of the structure be part of the deed and be recorded in the Registry of Deeds. Petitioner will remain owner-occupant of one structure.



Z-7369-70

6-8

ENFIELD ST.

JAMAICA PLAIN

Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7371
Mohawk Realty Trust
214 Lincoln Street
Brighton

Existing
at site: Vacant land

Purpose of
petition: Erect 4½-story office building.

District(s)
and Uses(s): Site is in residential three-family (R-.8) district.
Office building is forbidden use in three-family district.

Violation(s):

Height of building and number of stories are excessive.

Last June the Board of Appeal approved a three-story building with exterior design review; Authority had recommended denial without prejudice, citing neighbor and Allston Civic Association concerns: impact on abutting residential neighborhood, buffer zone, height, bulk, design, shadow study, traffic flow, parking lot design, landscaping, safety and security. However, there was no opposition at the public hearing.

Petitioner now proposes to increase height to 4½ stories. This violation is excessive and inappropriate and would have a negative effect on adjacent residential neighborhood. Recommend denial.

VOTED: In reference to petition Z-7371, Mohawk Realty Trust, 214 Lincoln Street, Brighton, for a variance to erect a 4½-story office building in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Last June the Board of Appeal approved a three-story building with exterior design review. Authority had recommended denial without prejudice, citing neighbor and Allston Civic Association concerns: impact on abutting residential neighborhood, buffer zone, height, bulk, design, shadow study, traffic flow, parking lot design, landscaping, safety and security. Proposed increase in height of building is excessive and inappropriate and would have a negative effect on adjacent residential neighborhood.



Z-7371

214 LINCOLN ST. BRIGHTON

Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7373
Centre Realty
1996 Centre Street
West Roxbury

Existing
at site: 2½-story structure

Purpose of
petition: Occupy basement and third floor of office building.

District(s)
and Uses(s): Site is in local business (L-1) district.
Office building is allowed in local business district.

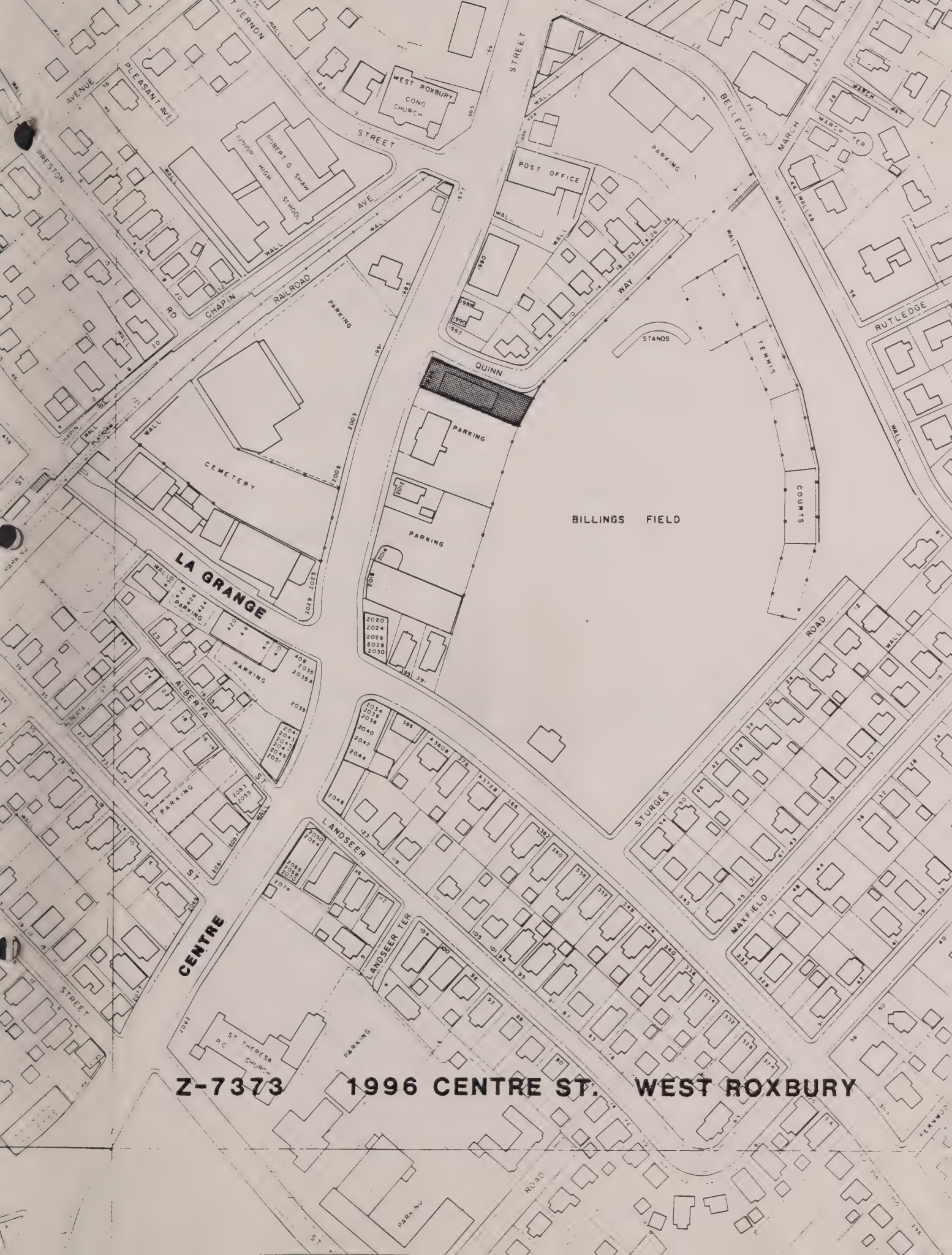
Violation(s):

Floor area ratio is excessive.

Off-street parking is insufficient.

Attic space of new office building was constructed contrary to submitted plans. No evidence has been presented to justify granting of the variance. Petition does not comply with conditions required for variance, Section 7-3 of the Code. Recommend denial.

VOTED: In reference to petition Z-7373, Centre Realty, 1996 Centre Street, West Roxbury, for two variances to occupy basement and third floor of office building in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Attic space of new office building was constructed contrary to submitted plans. No evidence has been submitted to justify granting of the variances. Petition does not comply with conditions required for a variance, Section 7-3 of the Code.



Z-7373 1996 CENTRE ST. WEST ROXBURY

Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7380
Callender Fuel Co.
7 Woodrow Avenue
Dorchester

Existing
at site: 8370 square feet of land

Purpose of
petition: Erect one-story repair garage and oil delivery office structure;
accessory parking of two oil trucks.

District(s)
and Uses(s): Site is in local business (L-1) district.
Oil delivery office and repair garage are forbidden in local
business district

Violation(s):

Office of jobbing or distribution house is forbidden use.

Accessory repair garage is forbidden use.

Accessory uses area is excessive.

Rear yard is insufficient.

Proposal would allow petitioner proper facilities for his oil delivery service. Repair garage would be for the petitioner's two trucks. No response from abutters. Recommend approval with provisos.

VOTED: In reference to petitions Z-7380, Callender Fuel Co., 7 Woodrow Avenue, Dorchester, for two forbidden uses and two variances to erect one-story repair garage and oil delivery office structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that garage be used only for repair of petitioner's vehicles. Proposal would allow petitioner proper facilities for his oil delivery service. Repair garage would be for petitioner's two trucks.

Z-7380 7 WOODROW AVE. DORCHESTER



Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7382
Armand J. Donati
10 Eagle Square
East Boston

Existing
at site: 8336 square feet of land

Purpose of
petition: Erect three-story warehouse-office structure.

District(s)
and Uses(s): Site is in local business (L-.5) district.
Warehouse is forbidden use, offices are allowed, in local
business district.

Violation(s):

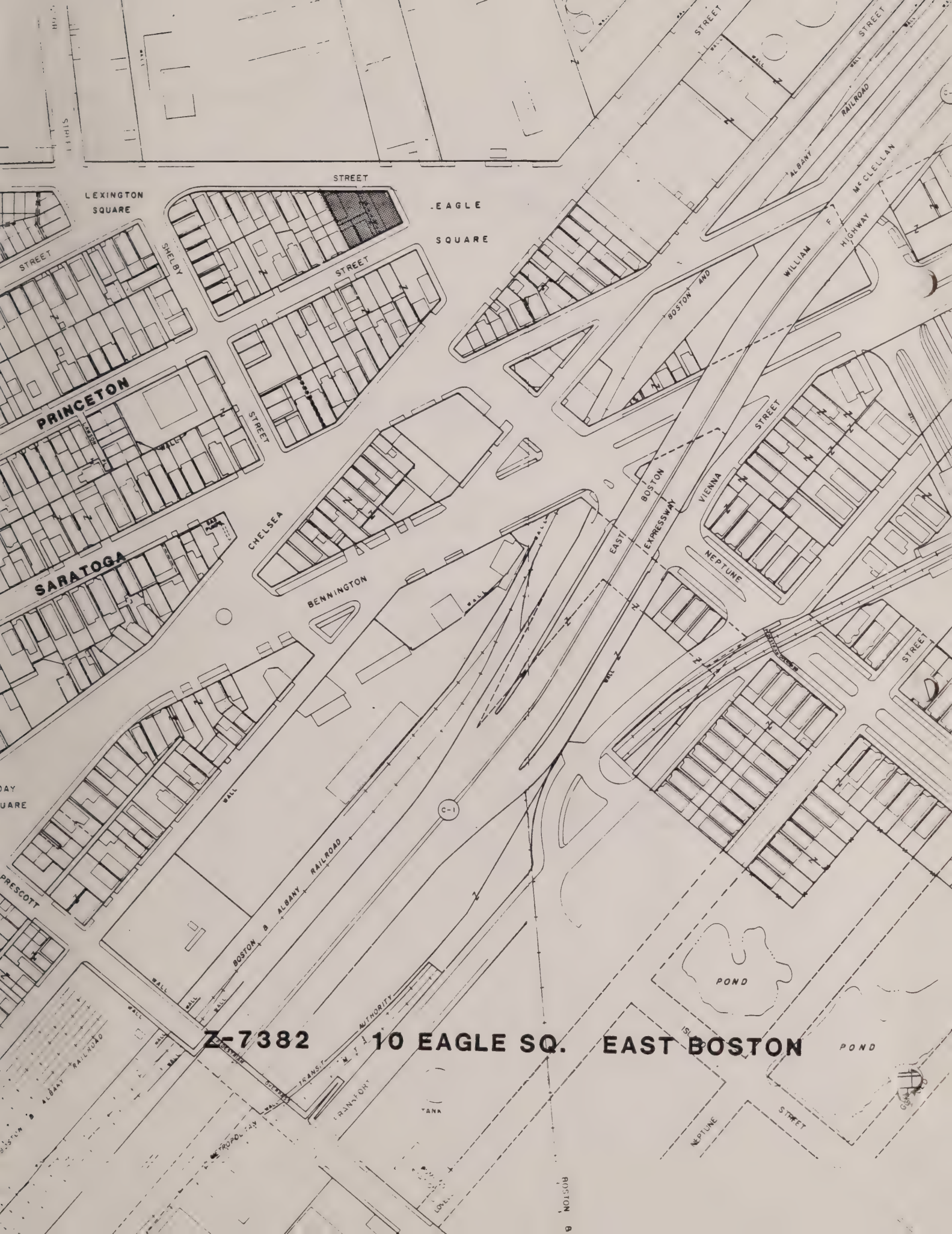
Warehouse is forbidden use.

Floor area ratio and height of building are excessive.

Last April Authority recommended denial of similar petition; Board of Appeal denied it without prejudice.

Freight would be store overnight in warehouse and subsequently transported to airport. Proposal would generate additional truck traffic and is contrary to objectives of East Boston community to reduce Airport-related facilities.
Recommend denial.

VOTED: In reference to petition Z-7382, Armand J. Donati, 10 Eagle Square, East Boston, for a forbidden use and two variances to erect three-story warehouse-office structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Freight would be stored overnight in warehouse and subsequently transported to the Airport. Proposal would generate additional truck traffic and is contrary to objectives of East Boston community to reduce Airport-related facilities.



Z-7382

10 EAGLE SQ.

EAST BOSTON

Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7383
Alfred J. Cappa
42 Summer Street
West Roxbury

Existing
at site: 2½-story structure

Purpose of
petition: Change occupancy from one-family dwelling and day care nursery
to two-family dwelling.

District(s)
and Uses(s): Site is in single-family (S-.5) district.
Two-family dwelling is forbidden in single-family district.

Violation(s):

Two-family dwelling is forbidden use.

Occupancy has existed since time of purchase in 1965 and is consistent
with similar properties on street. Recommend approval.

VOTED: In reference to petition Z-7383, Alfred J. Cappa,
42 Summer Street, West Roxbury, for a forbidden use
for change of occupancy from one-family dwelling and
day care nursery to two-family dwelling in a single-
family (S-.5) district, the Boston Redevelopment
Authority recommends approval. Occupancy has existed
since time of purchase in 1965 and is consistent
with similar properties on street.



Z-7383

42 SUMMER ST. WEST ROXBURY

Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7385
Alforsina Palladino
215 Orient Avenue
East Boston

Existing
at site: 2½-story structure

Purpose of
petition: Erect two-story addition to two-family dwelling.

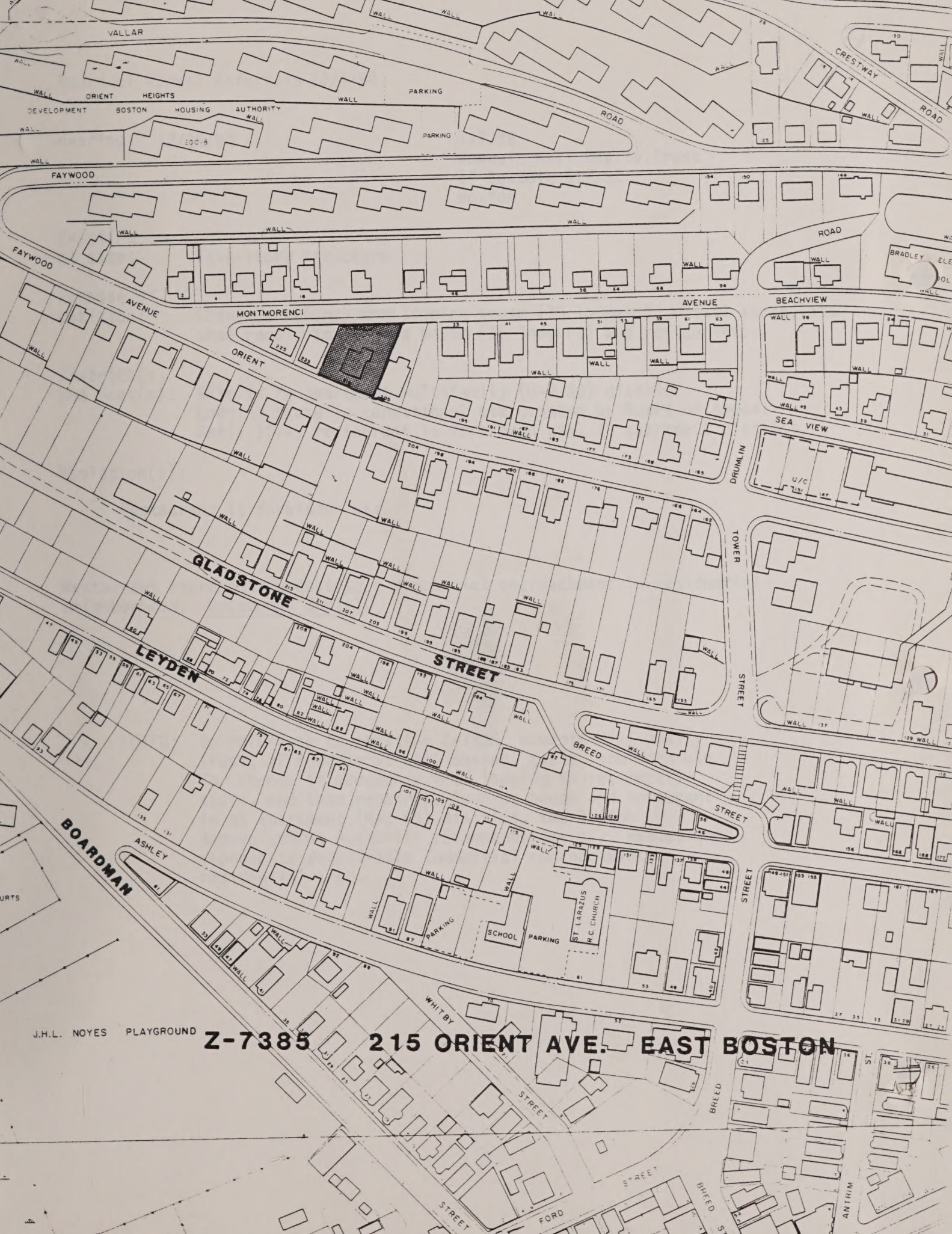
District(s)
and Uses(s): Site is in single-family (S-.5) district.
Two-family dwelling is legal nonconforming use.

Violation(s):

Extension of nonconforming use is conditional.

Addition will provide garage at grade and family room at second level.
Proposal complies with all dimensional requirements of Code. No
response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7385, Alforsina Palladino, 215 Orient Avenue, East Boston, for an extension of a nonconforming use to erect two-story addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Addition will provide garage at grade and family room at second level. Proposal complies with all dimensional requirements of Code.



J.H.L. NOYES PLAYGROUND

Z-7385

215 ORIENT AVE. EAST BOSTON

Board of Appeal Referrals 12/6/84

Hearing: 12/18/84

Z-7388
Bowdoin Hill Realty Trust
37 Bowdoin Street
Boston

Existing
at site: Five-story structure

Purpose of
petition: Change occupancy from lodging house (36 lodgers), retail store, and
shoe repair to lodging house (36 lodgers) and restaurant.

District(s)
and Uses(s): Site is in apartment multifamily (H-2-65) district.
Lodging house is conditional use granted by Board of Appeal
April 1974, restaurant is forbidden use, in apartment district.

Violation(s):
Restaurant is forbidden use.

Restaurant represents undesirable commercial encroachment in residential
neighborhood. Recommend denial.

VOTED: In reference to petition Z-7388, Bowdoin Hill Realty
Trust, 37 Bowdoin Street, Boston, for a forbidden use
for change of occupancy from lodging house, retail
store, and shoe repair to lodging house and restaurant
in an apartment (H-2-65) district, the Boston
Redevelopment Authority recommends denial. Restaurant
represents undesirable commercial encroachment in
residential area.

Z-7388 37 BOWDOIN ST. BOSTON



